

Aqua Solis HOA Annual Meeting Minutes
12/3/2020

Present: Eric Gelman,(Board member), Jim Gulino (Board member), Jamie and Christena Frank, Veronica Lopez, Lyall Heishman, Carter Love, Dhays and Carlos Sanchez Gruber, Neda Tobin, Sarge Yuhas, and Wendy Harden (Ameritech)

Joining via Zoom: Kris Boyle (Board member), Cindy Ready, Stacey Gillette, Shannon Massieu, Gerda and Ray Massieu, Patricia Pennell, Veronica and Tony Mikolich, Jim and Cyndi Hunt

There were 26 total by in-person and proxy in attendance.

Budget Meeting:

Mr. Gulino called the Budget meeting to order at 6:32 PM and Mr. Gelman seconded. With adequate members present and proxy forms, a quorum was met and certified.

First order of business was voting on whether to waive financial reporting and fully funding the reserves:

- Vote to waive financial reporting passed 24/26 votes
- Vote to waive fully funding the reserves passed 23/26 votes
- Mr. Gelman asked if anyone needed an explanation regarding the above. No one requested an explanation.

Motion made by Mr. Gelman to approve the 2021 Annual Budget which Mr. Gulino seconded and Ms. Boyle also agreed on. Meeting participants in favor responded with “ayes”.

Annual Meeting:

Mr. Gelman called the meeting to order at 6:37 PM and Mr. Gulino seconded.

It was mentioned that a mailing went out about a month prior to the meeting, a hard copy of the meeting announcement/agenda was posted in a very visible display case by resident mailboxes, and an email was sent as well.

Adequate proxies certified so a quorum for this meeting was met.

Mr. Gelman began by stating that he will attempt to get last Annual meeting minutes from previous property management company.

Election of new Directors:

- Call for candidate nominations from the floor. No nominations.
- Ms. Boyle and Mr. Gelman were appointed when Board vacancies arose this summer.
- Mr. Gulino submitted an application to be a Board member for another term and was elected.

Announcement and Seating of new Board:

- Mr. Gelman will be President
- Mr. Gulino will be Vice President
- Ms. Boyle will assume the roles of Secretary and Treasurer

Mr. Gelman explained that the Board members play equal roles but the President will speak at meetings and cannot hold a second position on the Board.

New Business:

Mr. Gelman discussed some of the proposed projects for 2021, which will be prioritized and determined by what our budget can accommodate:

- Lay new mulch
- Seal and surface streets to extend the life of the streets
- Fix the grates
- Power wash the buildings
- Trim trees that hang over any roofs, including at the pool house
- Repaint trellises at the front and in pool area (to prevent deterioration of the wood)

Mr. Gelman also mentioned that we will again be contacting Beazer about the grates.

Ms. Harden said that once the budget was approved, Ameritech will set up the website so that homeowners can auto-pay if they prefer. She didn't think there was a fee for this service but will check on that. There will eventually also be payment coupons for all home owners.

An association member asked about gate access and Ms. Harden asked that they email her in regards to this and she will take care of it.

Mr. Mikolich joined the meeting via Zoom a little late and had some questions about the budget. Mr. Gelman asked to speak with him after the meeting and he will answer his questions.

Another member voiced concern about the grass and weeds behinds our townhomes. A different type of grass is there. Mr. Gelman said the new landscapers have already been spoken to about this and will be addressing the problem. There will be some additional cost.

A concern about the timing of the sprinklers was raised. Mr. Gulino pointed out that we were about \$5,000 over budget on water which may have been partially due to the faulty calibration of the sprinklers. Calibration has now been adjusted.

One member mention she has some vole or mole issues. Ms. Harden inquired as to where this was so it can be addressed. Member also asked about gutter cleaning which Mr. Gelman said may be addressed as part of the power washing.

Board tried to simplify the language for the amendment vote to make it easier for owners to understand.

The amendment modification votes will be tallied after the meeting.

Wendy reminded everyone that our budget will speak to what we do.

Mr. Gelman ended the meeting by thanking all who participated and Ms. Harden encouraged owners to contact her at Ameritech with any questions or concerns. The website is aquasolishome.com .

Meeting adjourned at 7:17 PM.